

**CITY OF FORT LAUDERDALE
BOARD OF ADJUSTMENT
WEDNESDAY, MARCH 9, 2016**

AGENDA RESULTS

PLACE OF MEETING: City Hall, City Commission Chambers
100 North Andrews Avenue
Fort Lauderdale, FL 33301

TIME OF MEETING: 6:30 P.M.

Purpose: The Board of Adjustment shall receive and hear appeals in cases involving the ULDR, to hear applications for temporary nonconforming use permits, special exceptions and variances to the terms of the ULDR, and grant relief where authorized under the ULDR. The Board of Adjustment shall also hear, determine and decide appeals from reviewable interpretations, applications or determinations made by an administrative official in the enforcement of the ULDR, as provided herein.

- I. CALL TO ORDER / PLEDGE OF ALLEGIANCE**
- II. APPROVAL OF MINUTES / DETERMINATION OF QUORUM**
- III. PUBLIC SIGN-IN / SWEARING-IN**
- IV. AGENDA ITEMS:**

1. **Case Number:** B16002
Owner: 321 BIRCH LLC
Agent: Stephen Tilbrook, Gray Robinson, P.A.
Legal: LOTS 1,2,3 AND 4, BLOCK 9 LAUDER DEL MAR, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
TOGETHER WITH:
A Parcel of Dry Land in New River Sound adjacent to Lots, 1, 2, 3 and 4, Block 9, LAUDER DEL MAR, according to the Plat thereof, as recorded in Plat Book 7, Page 30, of the Public Records of Broward County, Florida.
- Zoning:** IOA (Intracoastal Overlook Area)
Address: 321 N. Birch Road
Commission District: 2
Appealing: **Section 47-19.3.(f) (Boat slips, docks, boat davits, hoists and similar mooring structures.)**
Requesting a variance to permit a seawall and dock at a height of seven (7) feet where the code states the top surface of a seawall or dock shall not exceed five and one-half (5½) feet above NGVD 29, except when the adjacent property is higher than five and one-half (5½) feet above NGVD 29 for an overall increase in seawall cap and dock height of eighteen (18) inches).

(DEFERRED FROM FEBRUARY 10, 2016)

APPROVED (7-0)

2. **Case Number:** B16007
Owner: 300 SE 17, LLC
Agent: Mathew Scott, Tripp Scott, P.A.
Legal: CROISSANT PARK 4-28 B LOT 4,5,6,7 N 40 BLK 43
Zoning: RO (Residential Office)
Address: 300 SE 17th Street
Commission District: 4
Appealing: **Section 47-22.4.C.5.**
Requesting a variance to construct a one-sided illuminated ground sign four (4) feet in width and six (6) feet two (2) inches in length at an overall height of five (5) feet above the ground where the code states in the RO district, each building site occupied by a permitted use may have one (1) ground sign not exceeding three (3) feet in width or five (5) feet in length, the top of which shall not be over five (5) feet above the ground resulting in an increase in width of one (1) foot and an increase in length of one (1) foot two (2) inches.

DEFERRED FOR 30 DAYS (6-0)

3. **Case Number:** B16008
 Owner: Q Fort Lauderdale, LLC
 Agent: Nick Lingle, Spring Engineering, Inc.
 Legal: 1200 NORTH FEDERAL 181-82 B PARCEL A
 Zoning: B-1 (Boulevard Business)
 Address: 1200 North Federal Highway
 Commission District: 2
 Appealing: **Section 47-23.9. Interdistrict corridor requirements.**
 Requesting an after the fact variance to permit the parking area to encroach seven (7) feet into the required twenty (20) foot interdistrict corridor where the code states a twenty-foot yard shall be required for any development on property which abuts North Federal Highway – between Sunrise Boulevard and the northern city limits and that no parking shall be permitted within the required yard except for driveways providing access to a right-of-way. The request will result in a setback of thirteen (13) feet for the parking area from the property line.

APPROVED (7-0)

4. **Case Number:** B16009
 Owner: Kevin & Tracy Koffman
 Agent: Nectaria M. Chakas
 Legal: CORAL RIDGE COUNTRY CLUB ADD NO 3 52-14 B LOT 19 BLK O
 Zoning: RS-8 (Residential Single Family Low Medium Density District)
 Address: 4010 Bayview Drive
 Commission District: 1
 Appealing: **Section 47-19.3(h) Boat slips, docks, boat davits, hoists and similar mooring structures.**
 Requesting an after the fact variance to allow an eight (8) foot by twenty three (23) foot boat to extend past the side yard setbacks of seven point five (7.5) feet and past the property lines as extended into the waterway as illustrated on the application submittal for case B16009 where the code states no watercraft shall be docked or anchored adjacent to residential property in such a position that causes it to extend beyond the side setback lines required for principal buildings on such property, as extended into the waterway, or is of such length that when docked or anchored adjacent to such property, the watercraft extends beyond such side setback lines as extended into the waterway.

APPROVED (7-0)

- V. **COMMUNICATION TO THE CITY COMMISSION**
VI. **FOR THE GOOD OF THE City of Fort Lauderdale**

Special Notes:

PLEASE NOTE THAT TWO-WAY COMMUNICATION BETWEEN MEMBERS OF THE BOARD OF ADJUSTMENTS IS PROHIBITED BY SUNSHINE LAW. PLEASE DO NOT REPLY TO ANY BOARD MEMBER. ALL DISCUSSIONS ON ITEMS RELATIVE TO THE AGENDA SHOULD TAKE PLACE AT SCHEDULED BOARD MEETINGS.

Two or more City Commissioners and/or Advisory Board members may be present at this meeting. If a person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

If you desire auxiliary services to assist in viewing or hearing the meetings or reading agendas and minutes for the meetings, please contact the City Clerk's office at (954) 828-5002 and arrangements will be made to provide these services for you.

Unless otherwise stated, these items are quasi-judicial. Board members shall disclose any communication or site visits they have had pursuant to Section 47-1.13 of the ULDR. All persons speaking on a quasi-judicial matter will be sworn in and will be subject to cross-examination